

APPROVED MINUTES

Valley Center Community Planning Group

Minutes for the Regular Meeting June 8, 2009

Chairman: Oliver Smith Vice Chairman: Ann Quinley Secretary: Christine Lewis

7:00 pm at the Valley Center Community Hall; 28246 Lilac Road, Valley Center CA 92082

A=Absent Ab=Abstain AI=Agenda Item BOS=Board of Supervisors DPLU=Department of Planning and Land Use IAW=In Accordance
With N=Nay P=Present SC=Subcommittee TBD=To Be Determined VCCPG=Valley Center Community Planning Group Y=Yea

Forwarded to Members for Review: June 25, 2009

Approved: July 13, 2009

1. Call to Order and Roll Call by Seat #:											07:00 PM			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
ANDERSSON	SIMPSON	HOFER	VACANT	BRITTSCH	ROBERTSON	QUINLEY	MONTROSS	LEWIS	HERIGSTAD	SMITH	VACANT	RUDOLF	VANKOUGHNETT	BACHMAN
P	P	P	-	P	P	P	A	P	P	P	-	P	P	A

Appendices to these Minutes: None

Total Number of Pages Comprising this Report: 7

Notes:

Quorum Established: 11

Yes (X) No ()

2. Pledge of Allegiance: Rich Rudolf

3. Open Forum:

Keith Robertson – All Board members and audience members should be aware there will be an Open House this Wednesday, June 10 at the Castle Creek Country Club sponsored by Accretive Group. They are developing a 400 acre project in west Valley Center and are looking for community input and they should receive input.

Andy Washburn – The Valley Center Community Theatre is presenting their production of "Alice in Wonderland" at the Maxine Theatre on June 19, 20 and 21. It is fine community theatre and deserves support.

Debra Hofer - The Valley Center Roadrunner needs to print a correction of a recent statement in its editorial that the majority of the members of the VCCPG are appointed. They are not. Of those here this evening the majority are elected. The paper should clarify the facts and not misrepresent them. The editor owes the PG a retraction.

David Ross - The editorial is an "opinion" piece and historically it is true that more members of the planning group are appointed than are elected. Dr. Hofer is welcome to write her own opinion piece if she wants to refute that statement.

4. Chair's Announcements & Items of Public Interest:

a) **Chair Announcements: Oliver Smith** – He has received no notification regarding the status of appointments to fill vacant board seats #4 and #12.

Jon Vick – The Board of Supervisors has scheduled both seats for consideration and vote at the June 16th Board meeting

Oliver Smith – Regarding the Major Use Permit (MUP) requested by Rita Patnode, principal for Serenity Oaks and heard and rejected on two occasions by this body, Ms. Patnode has withdrawn her application for a Major Use Permit, at least at this time.

b) **Vegetation Management Report – Oliver Smith** – This report is 493 pages in length and addresses the nature and extent of natural vegetation found in 5 unincorporated areas of the County including and joining together, Valley Center and Pauma Valley. Valley Center is noted for its heavy chaparral.

Currently, most methods of dealing with vegetation removal have negative environmental side effects (cultivation, mastication, burning, herbivore consumption, herbicides) The least impactful method of removal is hand-cutting.

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	This report was issued by Chandra Wahler and presented to the Board of Supervisors in March 2009. The Board has accepted the Report with instructions that the Vegetation Management team try to resolve some of the outstanding issues raised by the report.
c)	Reimbursement of PO Box Rental for VCCPG - Box rental for the year is \$58.00. The bill will be submitted to DPLU using the form provided in the Community Group Handbook.
d) & e)	Summary of Planning Commission Vote – Tavaréz PAA08-009 – Smith. This property is a zoning issue with a long history that the PG has approved to allow as commercial 3 times but a compromise has been worked out with the DPLU. As per information just recently received by e-mail from Eric Gibson, Director of DPLU, the Plan Amendment Application has been withdrawn by the owner and the owner will obtain proper permitting for the trailer on the property.. For now, the County is backing off enforcing any of the previously cited violations to achieve this compromise..
4f)	<p>Valley Center Road through the South Village – South Village Subcommittee Chair: Terry Van Koughnett – Since the expansion of Valley Center Road to 4 lanes through the business district of Valley Center, it has become very evident that traffic and particularly the speed of traffic is a real issue. The subcommittee met on May 19 and came up with some suggestions as to how we might improve and/or calm the traffic in the South Village in the following report:</p> <p style="text-align: center;"><u>“ South Village Subcommittee Recommendations</u></p> <p>Situation: If the new County Road Standards were used to build the new VC Road through the S. Village, a 4-lane boulevard with a median and a 40 mph design speed would have been used. However, as built, the new VC Road through the South Village has a design speed of 55 mph and traffic will travel at or above this speed unless traffic calming measures are installed. This speed endangers non-motorized travelers and makes it more difficult and less safe for motorized travelers and delivery trucks to slow and turn into businesses in the S. Village. This will have an adverse impact on the VC businesses in the S. Village and will endanger residents, shoppers and trucks trying to enter and leave VC Road.</p> <p>Goal: Make VC Road “context sensitive” coming into and through the S. Village. Context sensitive means safe for all users: cars, trucks, shoppers, pedestrians, bikes, horses, etc. Reduce traffic speed coming down the grade to 45 mph at Woods Valley and to the boulevard design speed of 40 mph passing through the commercial area by adding traffic calming elements starting at the top of the grade that result in slower, safer, more business and pedestrian-friendly traffic coming into and passing through the S. Village. At 40 mph travelers can see the commercial businesses and safely turn into and exit them.</p> <p>Traffic calming recommendations:</p> <ol style="list-style-type: none"> 1. Install landscaped median from Ridge Ranch to Banbury. 2. Erect Welcome to VC sign over VC Road south of Woods Valley Road 3. Add 3 short sections of landscaped median between Woods Valley and Mirar de Valle Roads with adequate left and U-turn opportunities for shoppers and trucks 4. Add textured and colorized crosswalks and intersections at Woods Valley and Mirar de Valle Roads 5. Landscape road edge from Woods Valley to golf course on east side of VC Road <p>Authority: VC’s Design Guidelines, which are incorporated in VC’s Community Plan and the SD County General Plan, authorize and require the following in the S. Village: planted median of trees, shrubs, grasses and boulders native to the valley; modification of County standards to give the road a more rural character, and a 20-foot deep landscaped edge zone along the entire length of VC Road (see pgs 4-6 of VC’s Design Guidelines).</p> <p>Next steps: S/C approval, prepare preliminary designs, proposed budget and potential sources of funds, timetable and schedule. Obtain consensus from residents and business owners. Obtain DRB and PG approval. “</p>

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Comment & Discussion:

Jon Vick – After coming down the grade into Valley Center, traffic speed is in excess of 50mph. Both business people and their customers are having problems getting in and out of their businesses safely

Smith – DPW suggests installing a traffic light at Mirar de Valle.

Vick – Initially, business owners did not want landscaped medians because they saw them as an impediment to accessing businesses, but now they are beginning to appreciate how boulevards could mitigate speed. VC Road has a design speed of 55 mph. The actual speed will be determined by whatever speed 85% of the drivers choose to drive.

Rudolf - A traffic light or stop light may not be in place for some time.

Hofler – Merchants in the affected area can join together to create a "Commercial" area and the speed could be mandated to 25mph. No other speed is offered unfortunately.

Patsy Fritz – How can these changes on Valley Center Road be brought into reality? Who will do the work? Where will the money come from?

Vick – The South Village Subcommittee of the PG will work on the plan.

Rich Rudolf = The PG should make a recommendation so that the South Village group can proceed with exploring speed reduction solutions. The County has been helpful and may continue to be so in finding funding for these projects.

T. Van Koughnett – Suggest that we continue to work together with the business owners and residence of the South Village to develop ideas and build their support for those ideas.

Quinley – Is it premature to go forth with a recommendation to the County this early?

Smith – There is a 2 year moratorium on making any changes to a newly completed road.

P. Fritz – It will take at least 2 years to years to get the plan together; that is, completing the planning and finding the funding.

Smith (question to Hofler) Would this be an appropriate task or subject for the Mobility/Circulation Subcommittee to take up?

Hofler – We have already considered some of these speed control issues but the Subcommittee is concerned with VC as a whole. The S. Village subcommittee is in a better position to defer to the specific wishes of business owners along that portion of Valley Center Road.

Motion:

"That the VCCPG accept the report and send it to the DPLU and DPW with the request that they work with the VCCPG and its subcommittees to effect the recommendations therein and to make Valley Center Road, South Village "context sensitive" and in compliance with Valley Center Design Standards as incorporated into the Valley Center Community Plan and the SD County General Plan."

Maker/Second		
Rudolf/Herigstad	Voice Vote (Y-N-A)	10 - 1 - 0
	(Hofler- No)	Motion Carries

4g)

Report on Planning Commission Subcommittee Meeting on Road Standards – Oliver Smith

Smith - At this specially called meeting Friday, June 5th. 3 Planning Commissioners were in attendance (Peder Norby, John Riess, Leon Brooks).

Presentations were made by the Bicycle Coalition and Walk San Diego which emphasized the importance of rural roads for uses in addition to autos (multiple-use). Valley Center had the largest representation of any rural community present (Lael Montgomery, Sandy Smith, Rich Rudolf, Andy Washburn, Christine Lewis and Oliver Smith). Sandy and Lael gave a short power point presentation outlining examples of what rural roads should and should not look like to be "context sensitive". After seeing photos of the South Village portion of Valley Center Road as it now appears, one Commissioner commented that Valley Center could be the "poster child" for how to build a road that is NOT context sensitive.

Traditionally, the focus of DPW has been on road issues that revolve around safety and conformity to standards that minimize their liability and it still is. Rather than make any decisions at the

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meeting, the Planning Commissioners felt that for the Road Standards issues needed to be resolved. DPW needed to come back to them with recommendations and modifications for rural road standards. They were not satisfied with what staff currently had to offer. A follow-up meeting is scheduled for July 17, 2009.

Rudolf – The Commissioners clearly were not pleased with the options that VC and other communities have to work with. It is also not just a "Valley Center" problem that communities do not have options. Currently, DPW offers only 40' wide roads. The proposed ROW for a boulevard is 120'. They need to have the ability to modify roads in response to community wishes.

Jon Vick – It is the responsibility of the Planning Group to enforce Community Road Standards.

Rikki Schroeder – What road standards is the County using?

Deb Hoffer – They are using standards from highway construction in the 50's, 60's and 70's unlike other Counties. They need to modernize.

Andy Washburn – As Sandy Smith has said, the DPLU and the DPW have different definitions of "circulation element" roads.

5. Approval of Minutes:

Motion:

The PG approves the minutes of May 11, 2009 as disseminated.

Maker/Second: Rudolf/Anderson

Voice Vote (Y-N-A): 11 - 0 - 0

Notes:

Motion Carries

6. Land Use Items:

6.a.

TMP 5184E; Adoption of tentative approval of an expired map (Dave Montross) on Covey Lane, near West Lilac Road: Robert Sukup, owner

Neither proponent nor PG member is present. Matter is deferred to the next meeting

6b)

GPA 06-013, SPA 06-007, TM 5513, P88-022W2 (Oliver Smith) Castle Creek Condominiums, 63 units in seven 3 story buildings on four acres, located at Castle Creek & Circle R. Roads

6b) Discussion & Comments:

Smith - This project has a long history and has bounced back and forth. It was last reviewed in April of 2007 and at that time the VCCPG recommended it make additional review and comments when completed site plan and environmental documents became available. There are no trails associated with this project. There are major concerns about the lack of green space around the proposed living units.

The project is being offered as a senior oriented facility which significantly reduces the infrastructure requirements that need to be met.

The Castle Creek Subcommittee has met and reviewed the neighborhood's comments. The Developer, Tim Palmquist, T&B Planning, has chosen not to attend the subcommittee meetings and has chosen not to attend this Planning Group meeting.

The DUI is 16 for this project and that is the highest density we have seen. This is spot zoning and if it is turned down by the PG it can then be appealed to the Planning Commission and ultimately to the Board of Supervisors.

Hoffer – One of the major issues the DPLU has with this project is they are not building out the SPA and this leaves the possibility open that someone and something else will file an amendment and fill out the SPA. It also does not comply with the specific requirements to qualify as senior housing.

This has already been a very long process. How much more time do they have?

Smith: They are in the 4th iteration and if it remains substantially inadequate after that review, the DPLU has offered that they may make a recommendation for denial of the project

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Motion:

"The Valley Center Community Planning Group recommends that DPLU deny the GPA, SPA and MUP requests or the Castle Creek project GPA 06-013, SPA 06-007, MUP-MODP82-022W et al on the basis of the following:

- 1) VCCPG finds that there are no planned commercial areas that could be used to support the need for meaningful services for seniors within walking distance on any of the GP map versions. Since those versions are the basis for the General Plan Update EIR, it is unreasonable to expect commercial services are being made available within the GP Update planned implementation period.
- 2) THE VCCPG finds that the original plan implementation had a theoretical 58 dwelling units unused from 20 years ago and the proponent wants to add another 5 DUs to the total. This is not consistent with the previously approved densities for this already out of character for Valley Center Project.
- 3) The VCCPG finds that Valley Center Design Guidelines regarding building height, foliage and open space are proposed to be overridden by the Specific Plan Amendment. This proposal is inconsistent with the clear, expressed standards used by the VCCPG and VCDRB to judge all projects within Valley Center. The key changes proposed will have significant and lasting negative effects to the community character of Valley Center as documented in the Valley Center Design Guidelines.
- 4) The VCCPG finds that the impacts and the location of the proposed use are not consistent with the current or proposed new San Diego County General Plan, so the findings required for the MUP have not been met as follows:
 - a) Lack of harmony and scale with surrounding community. The site is adjacent to lower density housing that is already the densest in Valley Center.
 - b) Lack of available public services. Per the EIR inputs, there are no new or existing plans to provide the necessary commercial amenities to support "walkable" senior housing.
 - c) Harmful affect on neighborhood character. Building heights exceed 35 feet compared to single story adjacent housing and are inconsistent with the Valley Center Community Plan.
 - d) Inconsistent with the General Plan Update. As has been stated previously, the project is inconsistent with the current and any proposed General Plan as there are no amenities available.
 - e) Other relevant impact of the proposed use. Steep slopes are being used as open space.
 - f) Not suitable for proposed uses.
- 5) The VCCPG agrees with the DPLU negative recommendations regarding the GPA, SPA and MUP as outlined in the DPLU Third Iteration Review."

A D E R S O N	S I M P S O N	H O F F L E R	V A C A N T	B R I T S C H	R O B E R T S O N	Q U I N L E Y	M O N T R O S S	L E W I S	H E R I G S T A D	S M I T H	V A C A N T	R U D O L F	V A N K O U G H N E T T	B A C H M A N
Y	Y	Y	-	Y	Y	Y	A	Y	Y	Y	-	Y	Y	A
Maker/Second: Smith/Rudolf								Motion Carries: 11 – 0 - 0						
Notes:														
6.c.		ZAP 00-045-01 Verizon Wireless Emergency Generator (Hans Britsch) 13115 Via Suena, Valley Center on property of Phillip and Cathy Bell; proponent Verizon Wireless												
Britsch - There is nothing to report on this project at this time. Project is continued to July meeting														
6.d.		TMP 210002; ER 06-02-006 Project Name TAM PM (Paul Herigstad) 29610 Mac Tan Rd. APN 188-191028 (addendum to Tam Minor Subdivision) Review provided in early April 2009.												
Herigstad - This item should be listed under correspondence														
6.e.		TPM 21106, Log No. 07-09-010; ER 7-09-010 Beers Minor Subdivision (Dave Anderson) Proposal to adopt a negative declaration. Project is a request to subdivide approximately 5.28												

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	acre site into two parcels. Located at 29192 Fox Run Land, 3 miles east of Lilac Rd and 375 ft north of Fruitvale Road in Valley Center.
Anderson – The VCCPG Approved the project 11-0-0 in January 2008 without conditions. The Notice of Public Hearing for the Mitigated Negative Declaration closed May 8 with no comments submitted or recorded. County has given tentative approval pending finalization upon completion of requirements in Negative Declaration Everything has been completed. This is for our information only. No vote is required.	
6.f.	P08-007, ER 08-02-002; T- Mobile Cell Tower SD02950A (Deb Hofler) Gregory Canyon on property owned by Rodney & Joyce Guild 33780 Double Canyon Road. Project Contact: Mike Morganson – agent for T-Mobile
Hofler – This project first came to VCCPG in October 2008. Basically, the County wanted a faux broad-leaved tree and the PG wanted a faux palm tree. It was sent back to the County and they agreed. The project is going forward with a faux palm tree.	
6.f.	PA A 009-002; TM Spanish Valley/Segal Ranch (Smith) Southwest corner of Cole Grade Rd. & Cool Valley Ranch, 436 acres, 208 lots in clustered subdivision
Discussion & Comments: Rudolf – Suggests that this complex be deferred until the next meeting Smith – This will give the subcommittee an opportunity to review the project and submit a recommendation to the PG. At our request, the client has asked for and been granted an extension by DPLU so we can really look at the project and the PG does not have to make a decision tonight. The item is continued to our next meeting. Hofler – Issues of concern center around vernal pools, wild life corridor riparian habitat and the number of homes now being considered at 208. It was previously presented as a "conservation" subdivision with 160 lots allowed.	
7.	Announcements & Items of Interest to the VCCPG:
	Discussion and distribution of new Land Use projects referred to VCCPG by DPLU
8.	Subcommittee Reports & Business:
a)	Castle Creek – (Oliver Smith, Chair)
b)	Circulation – (Dr. Debra Hofler, Chair)
c)	GP Update – (Rich Rudolf, Chair.)
d)	Nominations – (Susan Simpson, Chair.)
e)	Northern Village – (Keith Robertson, Chair.)
f)	Orchard Run – (Deb Hofler, Chair.)
g)	Parks & Rec – (David Montross, Chair.)
h)	Pauma Ranch – (Ann Quinley/Keith Robertson, Chairs)
i)	Rancho Lilac – (Ann Quinley, Chair)
j)	Segal Ranch/Spanish Trails – (Oliver Smith, Chair)
k)	Strategic Planning—(Terry Van Koughnett, Chair.)
l)	Southern Village —(Terry Van Koughnett, Chair.)
m)	Tribal Liaison – (Terry Van Koughnett, Chair.)
n)	Valley Center Church – (Terry Van Koughnett, Chair.)
o)	Website – (Terry Van Koughnett, Chair.)
Note; Chairman Smith extended special recognition to Rich Rudolf and the GP Update Committee who have taken on a tremendous task and done some incredibly hard work with success.	
9.	Correspondence Received:
i. DPLU to VCCPG; S09-010, ER 09080071 -Villalobos STP. The project is on a 2.55 acre site APN 186-280-03 located along Valley Center Road. Property is split zoning c36/RR.5/RR1. The property is being used as a storage area of Terry's Hay and Grain. An 8400 square foot building will be constructed for feed and agricultural supply sales. ** ii. DPLU to VCCPG; ZAP 09-001 SAN 259-B Tree World; ER 0908002 Owner is Gertrude Jensen Trust; Applicant is Cricket Communications; Contact Person is Franklin Orozco; Minor Use permit for a Cell Site at 29277 Valley Center Road. ** iii. DPLU to VCCPG; P09-004; Northern Valley Center Town Center; located at Valley Center Road and Indian	

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Creek Road; owner is Napoleon Zervas and Jerry Gaughan; proposed project includes construction of northern village water reclamation facility. **

- iv. DPLU to VCCPG; P09-004; Environmental Log 09-08-006; Valley Center-Northern Village Town Center Water Reclamation Facility at Valley Center Road and Indian Creed Road; APN 188-260-49 and 50; KIVA Project 08-0098995; Application for major Use Permit is not complete. (**)
- v. DPLU to VCCPG; STP 08-013; ENV 08-010-08; Miller Road Plaza, Miller Road and Valley Center Road; owned by Valley Center View Properties Jerry Gaughan and Napoleon Zervas; Mixed use development containing restaurants, office and retail space and gas station. (**)
- vi. DPLU to VCCPG; AD 08-015; Rattray Addition; 13525 Mirar de Valle Rd. Parcel 2 of Parcel Map 6259; an easement for road purposes; Trailer coach to be used as a storage building of 744 Square feet. **
- vii. DPLU to VCCPG; S05-005 Orchard Run; 6th iteration of site plan; update from DPLU (**)
- viii. DPLU to VCCPG; PAA09-002; TM 5173; Spanish Valley Ranch; Southwest corner of Cole Grade Road and Cool Valley Road, Valley Center; Project Name TM 5173 Segal Ranch Plan Amendment Authorization (PAA) ; 436 Acres; 208 lots of clustered subdivision. **
- ix. DPLU to VCCPG; Preliminary Notice of Approval; Tentative Parcel Map No 21106; for Sarah F. Beers; 29240 Fox Run Lane. Near Fruitvale Road; Minor subdivision.
- x. DPLU to VCCPG; Tentative Parcel Map No 21004; Final Notice of Approval; McNally Road; total acres: 87.25; total number of proposed parcels: 5.
- xi. San Diego County Planning Commission to VCCPG; Regular Meeting, May 22, 2009 at 9:00 AM and June 5, w009 at 9:00 AM; 5201 Ruffin Road, Suite B, San Diego. Preliminary and final agenda.
- xii. San Diego County Board of Supervisors to VCCPG; Regular Meeting, May 12 and 13 at 9:00 AM 1600 Pacific Highway, San Diego; Final Agenda
- xiii. Planning Commission of San Diego to VCCPG; Notice of Public Hearing on May 22, 2009 at 5201 Ruffin Road; Tavarez Plan Amendment Authorization; PAA08-009; to request a change the parcel's General Plan Land Use Category from Multiple Rural Use (18) to the Land Use Designation of Office Professional (11).

10. Requests for Items on Upcoming Agendas:

- a) **Lewis** – Would like the Planning Group to hold educational or training meeting open to public as required by Brown Act but focusing on land use terms and issues so VCCPG can get to know its members and share expertise.
Smith – Will contact Brian Baca to see if there are some dates that DPLU could do training.
- b)

11. Motion to Adjourn:

9:35 p.m.

Maker/Second: Quinley/Robertson

Vote: 11 – 0 – 0

Adjourned Vote Carries

Notes:

Next Scheduled Regular Meeting: July 13, 2009

Respectfully Submitted,

June 25, 2009

Christine Lewis, Secretary